

## ***Research First Before Dividing Property!***

Any land or lot within a plat or record (or not) on the effective date of this amendment shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) of the Land Development Code have been met.

## ***Site Plan Approval***

Site plan review as provided in Section 4.04.00 et. seq of the Land Development Code., is required for all uses in this district.

## ***Open Area/Landscaping***

Every lot in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. No part of any open area shall be used for drive-ways or parking area. Refer to Article 7 of the Land Development Code for further requirements.

Santa Rosa County

# **GENERAL INDUSTRIAL (M2) ZONING DISTRICT**

(EFFECTIVE APRIL 1, 2004)

**Research done today, could save you time and money.**

**The information provided in this brochure is extracted from the Santa Rosa County Land Development Code; however, it is the responsibility of the applicant to contact the Planning and Zoning Division to discuss land use issues when a change is desired. This brochure is only to be used as an overall help tool for the general public.**

**Note: Land Development Code is subject to change.**

Santa Rosa County

Community Planning, Zoning and Development Division  
6051 Old Bagdad Highway  
Phone: 850-981-7075, 939-1259  
Fax: 850-983-9874  
Email: [planning-zoning@co.santa-rosa.fl.us](mailto:planning-zoning@co.santa-rosa.fl.us)

## *Purpose*

This district is designed to accommodate industrial uses which cannot satisfy the highest level of performance criteria. This district is designed to accommodate manufacturing, processing, fabrication and other activities which can only comply with minimal performance criteria. No residential development is permitted, thereby ensuring adequate areas for industrial activities. Community facilities and trade establishments which provide needed services to facilities and trade establishments which provide needed services to industrial development also may be accommodated in the district.

## *Permitted Use*

Compliance with Performance Standards of Article 7 of the Land Development Code is required of all uses in the district. In this district a building or premises may only be used for the following:

1. Community facilities limited to those in the preceding district (M-1) with the addition of: Animal refuge that is located no closer than 1,000 feet to a residential district or where the animal refuge will be in a fully enclosed soundproofed building and any animal run is fully screened to a height of 6 feet and set back from all property lines by at least 25 feet and the outdoor run is only utilized during the hours between 8:00 a.m. and 6:00 p.m. All animals shall be housed within the required soundproof structure between the hours of 6:00 p.m. and 8:00 a.m.
2. Commercial activities limited to those in the proceeding district (M-1).

## *Permitted Use (Con't)*

3. All light industrial activities, and uses permitted in the previous district (M-1). Industrial activities with intensive impact, are limited to the following activities and operations:
  - a. Wholesaling, warehousing, furniture store with major warehousing, storage or distribution activities and similar uses.
  - b. Light manufacturing, fabricating, assembling of components and similar activities.
  - c. Automotive and other mechanical repairs and services within an enclosed building.
  - d. Truck or bus terminal facilities.
  - e. Service establishments such as auto or heavy machinery or equipment rental, laundry or dry cleaning, home equipment rental and similar activities permitted in Section 6.03.00 et. seq. (General Regulations) of the Land Development Code.
  - f. Construction materials, storage yard or building.
  - g. Other industrial uses, excluding uses which are obnoxious because of the emission of harmful quantities of air pollutants, noise, vibrations, glare or uses which possess an explosive or fire hazard as determined by application of performance standards.
  - h. Salvage yards. All salvage yards must be buffered with an eight (8) foot high fence with an opaque uniform material of consistent color.
4. Accessory uses or structures to any principal use permitted in the district.

Mobile homes are prohibited in this district.

## *Lot Size*

The minimum width of any lot developed for commercial or industrial uses shall be one hundred (100) feet when measured at the front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.

## *Yard Restrictions*

Front Yard: There shall be a front yard having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front yard may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.03 of the Land Development Code for other exceptions.

Side Yard: Except as provided in Section 2.10.05, there shall be a five (5) foot side yard required, provided, however, that on the side of a lot in this district which abuts a residential district or right-of-way there shall be a side yard of fifty (50) feet.

Rear Yard: Except as provided in Section 2.10.04, there shall be a rear yard of twenty-five (25) feet.